



**STATEMENT OF PROCEEDINGS
FOR THE SPECIAL MEETING OF THE
LOS ANGELES GRAND AVENUE AUTHORITY
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 374-A
LOS ANGELES, CALIFORNIA 90012**



Monday, November 30, 2015

2:00 PM

AUDIO FOR THE ENTIRE MEETING. (15-5714)

Attachments: [AUDIO](#)

Present: Chair Hilda L. Solis, Vice Chair José Huizar, Secretary Sachi A. Hamai and Director Steve Valenzuela

I. ADMINISTRATIVE MATTERS

1. Call to Order. (15-5200)

Chair Solis called to order the seventy-second meeting of the Los Angeles Grand Avenue Authority at 2:01 p.m., with a quorum of members present.

2. Opportunity for Members of the Public to Address the Authority Board on Listed Agenda Items. (15-5208)

Deborah Kanter from the Broad Museum reiterated that they are working collaboratively with Related Company in finding solutions for Phase IIC. They are developing plans for a \$2.5 million project. The Broad will cover any overages and recognize that having restrooms may be a priority.

Director Valenzuela advised that restrooms have not been noted by the JPA as a priority.

Chair Solis stated that the JPA would like to be involved in the design of the interim use due to Chair Solis' office receiving complaints from the public regarding restrictions to the plaza area and the prohibition of pets.

Ms. Kanter stated that they have not received any complaints and the only restriction for the area is there be no pets on the grass area in consideration of the children that play there. Ms. Kanter asked that future complaints about the plaza adjacent to the Broad Museum be directed to her.

Ms. Kanter added that the vision for the Phase IIC space as an interim use would be to make it attractive by placing tables and umbrellas for people to sit and more space for kids to run around. The area could also be used for family days at the Broad with the idea of activating the space for use by the community.

Chair Solis added that perhaps this space can be used for entertainment, or an area where people can sell their crafts or food.

Ms. Kanter mentioned that they would have movies, concerts, and hold Redcat events in the summer months. The goal is to make the space lively and welcoming.

Chair Solis would like to see this space being utilized and stated that it should be safe and welcoming to the public.

II. CLOSED SESSION

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8.

Property: Parcel Q, Parcel L, and Parcel W-2 of the Bunker Hill Urban Renewal Project Area and the Grand Park parcels.

JPA Real Property Negotiators: Bradford Bolger, Christine Frias, Chia-Ann Yen, Maria Cabildo, Cindy Chen, Russell Horning, Derek Galey, Thomas Webber, Paul Rutter, Diane Hvolka, Sara Hernandez

Under Negotiation: Price and Terms of Payment.

Negotiating Parties: Grand Avenue L.A., LLC (15-5202)

Helen S. Parker, Authority Counsel, announced the above Notice of Closed Session.

The JPA Board recessed to Closed Session at 2:08 p.m. Present were Chair Solis, Vice Chair Huizar, Secretary Hamai and Director Valenzuela.

The Chair reconvened the Grand Avenue Authority meeting to open session at 3:04 p.m. Present were Chair Solis, Vice Chair Huizar, Secretary Hamai and Director Valenzuela.

No reportable action was taken in Closed Session.

III. RECOMMENDATION

4. Approve and authorize the additional provisions in the November 30, 2015 Letter Agreement with Grand Ave LA, LLC to provide a short term extension to the Grand Avenue Phase IIC (Parcel L partial) and Phase III (Parcel W-2), Schedule of Performance in the Second and Third Amendments to the Disposition and Development Agreement with respect to milestones with the current deadline of November 30, 2015 to February 1, 2016. - Bradford Bolger. (15-5203)

Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, introduced this item and provided an overview of the execution of the September 28, 2015 Letter Agreement with Grand Avenue, LLC.

Mr. Bolger reported that, due to the linkage between Phase IIC and Phase III, staff recommends the approval of an additional three month short term extension to February 1, 2016. Additional provisions to the short term extension is included in the November 30, 2015 Letter Agreement.

On motion of Vice Chair Huizar, seconded by Director Valenzuela, this item was approved.

IV. MISCELLANEOUS

5. Discussion of Future Agenda Items - Bradford Bolger. (15-5206)

Bradford Bolger, Senior Manager, CEO Capital Programs, indicated that scheduling of the status update on Grand Avenue Hotel and parking revenue participation agreement by the City of Los Angeles Chief Legislative Analyst will be discussed at the next meeting.

6. Date of Next Regular Meeting scheduled for December 28, 2015 - Bradford Bolger. (15-5207)

Bradford Bolger, Senior Manager, CEO Capital Programs, indicated that the next regular meeting date scheduled for December 28, 2015 will be canceled, and will be rescheduled for the first week of January 2016. Date is to be determined.

7. Adjournment. (15-5209)

There being no further business to discuss, Chair Solis adjourned the meeting at 3:07 p.m.

DRAFT